

LOT A

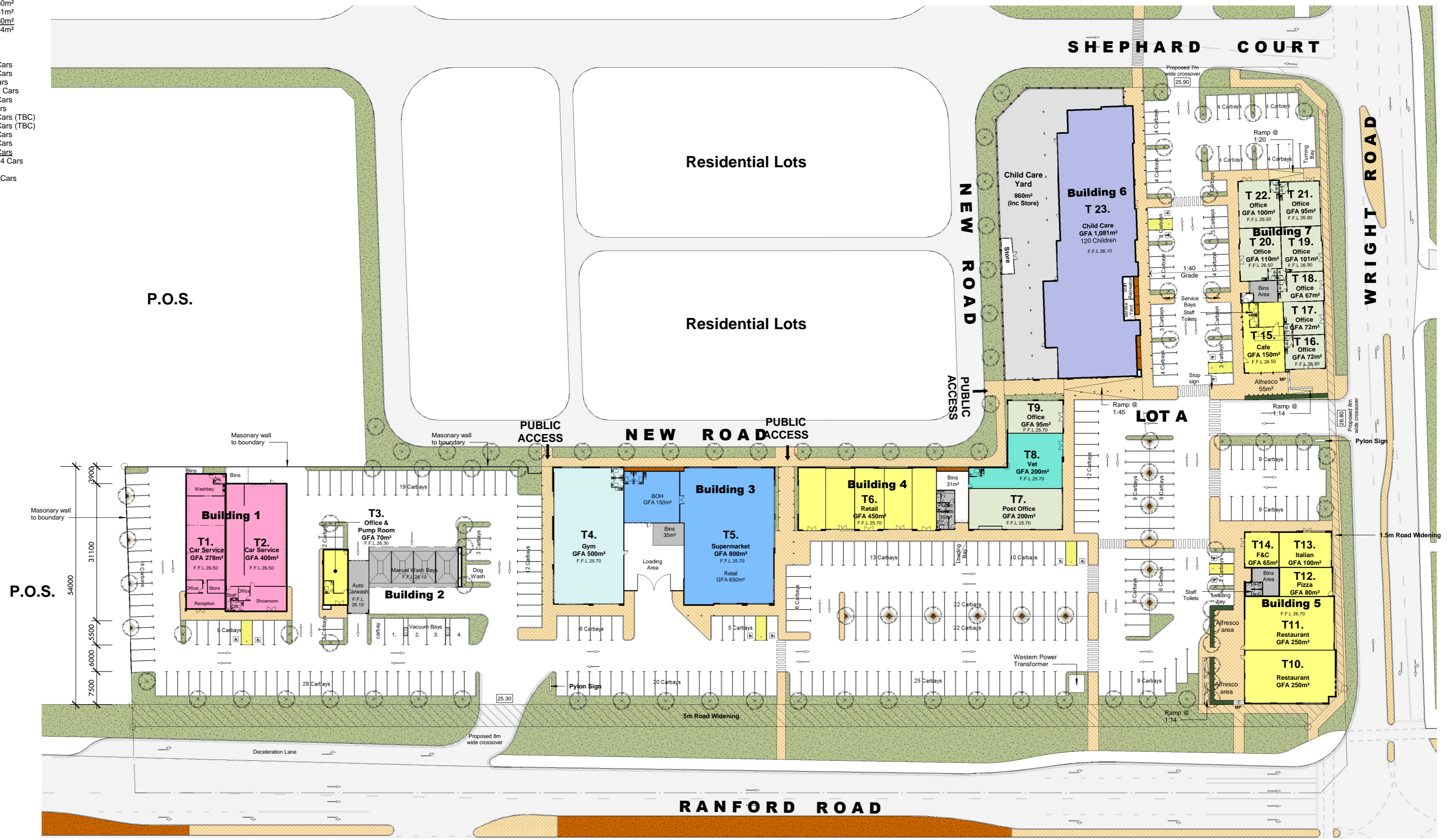
1. Site Area		21,055.4m ²
2. Landscaping		1,053m ²
a. Required 5% of Site		1,053m ²
b. Provided		1,812.0m ²
Hard		1,097.0m ²
Soft		2,909.0m ² or 13.8% Site
Total		
3. Floor Area		
a. Car Service (T1 & T2)		682m ²
b. Car Wash (T3)		44m ²
c. Gym (T4)		500m ²
d. Post Office (T7)		200m ²
e. Office (T9, T16-T22)		712m ²
f. Retail (T5, T6)		1,100m ²
g. B.O.H (T5)		150m ²
h. Restaurant & Cafe (T11-T12 & T16)		650m ²
i. Food Tenancies (T13 - T15)		245m ²
j. Vet (T8)		250m ²
k. Child Care Building (T23)		1,081m ²
l. Child Care Yard		860m ²
Total		6,424m ²
4. Carparking		
Required		
a. Car Service (T1 & T2)	12 Bays @ 5 / Bay	60 Cars
b. Gym (T4)	500m ² @ 1/10m ² x 50% Recip.	25 Cars
c. Post Office (T8)	200m ² @ 3/100m ² NLA	6 Cars
d. Office (T7, T16-T22)	712m ² @ 3/100m ² NLA	21.4 Cars
e. Retail (T5, T6)	1,100m ² @ 6/100m ²	66 Cars
f. B.O.H (T5)	150m ² @ 6/100m ²	9 Cars
g. Restaurant & Cafe (T11-T12 & T16)	400m ² @ 1/5m ²	80 Cars (TBC)
h. Food Tenancies (T13 - T15)		30 Cars (TBC)
i. Vet (T8)	2 Pract & 40 Animals	12 Cars
j. Child Care Building (T23)	1/8 Children & 1/1 Staff	15 Cars
Total		15 Cars
Provided		347 Cars

DESIGN NOTE:
 Various elements of this layout require discussion with the City of Armadale.
 1. Vehicle cross overs
 2. Boundary setbacks.
 3. Landscaping
 4. Barrier treatment to residential sites
 5. Restaurants, Cafe & Fast food tenancies require floor area use calculation for parking requirement. (To Be Confirmed)

Landscaping
 A. Hard Landscaping
 Defined as paved walkways either open or covered.
 B. Soft Landscaping
 Defined as vegetative landscaping.

Gross Floor Area - GFA
 A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
 Unless otherwise noted as Nett Floor Area
 B. Definition of Gross Floor Area is defined as:
 i. GROSS FLOOR AREA OF TENANCY:
 Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.
 ii. GROSS FLOOR AREA OF A BUILDING:
 Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls.

Nett Floor Area - NFA
 A. Nett Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls.
 B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.



SITE PLAN
 SCALE: 1 : 500

PROPOSED LOCAL CENTRE DEVELOPMENT - THE VILLAGE HARRISDALE
 LOCATION: LOT 100 SHEPARD COURT, HARRISDALE
 FOR: PANTHERA HOLDINGS BY: VEND PROPERTY

SK030
 APRIL 2019
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 As indicated @ A1

8027 **meyer shircore** **55**
 architects 1963 | 2018
 © Meyer Shircore & Associates ACN 115 189 216
 Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008
 PO Box 1294 Subiaco WA 6904
 t: 08 9381 8511 e: msa@meyershircore.com.au

